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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** PLANNING COMMISSION

**FROM:** CHUCK STEVENSON, SUPERVISING PLANNER

**DATE:** MAY 11, 2006

**SUBJECT:** REVIEW OF THE FISCAL YEAR 2004-05 ANNUAL REPORT ON THE GENERAL PLAN

**RECOMMENDATION**

Hold a study session, consider public comments and review the 2004-05 Annual Report on the General Plan.

**BACKGROUND**

Each year the Department of Planning and Building provides information to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) regarding the status of the County General Plan. The information has been brief to satisfy the basic statutory requirements of Government Code Section 65400. However, staff has initiated a more comprehensive "Annual Report" to inform the public, Board of Supervisors and Planning Commission about the status of the General Plan and the County's efforts to maintain and implement its programs. The report also informs about possible future amendments that may be needed to respond to many growth challenges that confront the county.

It is recommended that your Commission review the draft annual report, *General Plan Progress*, suggest any desired revisions and accept it with those changes. Staff will provide a brief summary of this report to the Commission.

**DISCUSSION**

The Annual Report identifies those changes to the General Plan that occurred in Fiscal Year (FY) 2004-05. The fiscal year is used for reporting to coincide with record keeping and budgeting. It also identifies activity that is seen as implementation of the General Plan:

1. Ordinance amendments,
2. Implementing programs, and
3. Development activity.

Highlighted are new planning activities that are underway or pending to implement a more focused type of planning, referred to as "Smart Growth." Principles for Smart Growth have a broad scope that gives priority to coordinating on a regional level down to planning more diverse

and compact land uses and open space in the local community and neighborhood. On page 3, the Annual Report notes that the principles were endorsed by the Board of Supervisors on June 7, 2005, and the Board directed that implementing actions begin to achieve them. The annual report describes various activities in progress and those contemplated for the next fiscal year.

**Affordable Housing.** The report provides a brief summary of the units of affordable housing that were provided since 2001, in Table 7 on page 9. An updated list of affordable housing production was provided since the Board of Supervisors considered the report. In FY 2004-05, the amount of affordable housing that met the criteria for Very Low/Low Income, and for Moderate Income, as defined in the Land Use Ordinance, increased to 316 units from the previous total of 249 in FY 2003-04. Although these units are exempt from the Growth Management Ordinance allocation system, they are counted in the number of issued building permits as shown in Table 10 in *General Plan Progress*. It would inform the reader to understand the extent of recognized affordable housing production by including the underlined text and figures in Table 7, as part of the Housing Element discussion on page 9, and in Table 10 in the section on Residential Development on page 13:

**Table 7**  
**Housing Goals and Production in San Luis Obispo County FY2001-05**

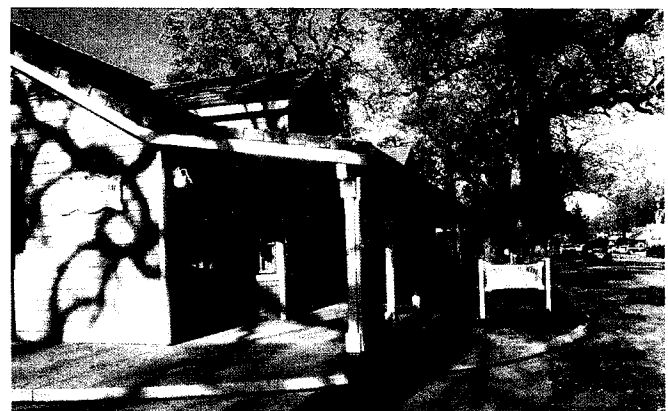
	Very Low and Lower Income	Moderate Income	Above Moderate Income	Total
2001-08 Unincorporated County Share per Regional Housing Needs Plan	1,807	929	4,284	7,020
2001-05 Unincorporated County Goals per Housing Element	924	462	2,168	3,554
2001 to 2005 Completed units	522	441	3,539	4,502
<u>2004-05 Fiscal Year Completed</u>	<u>86</u>	<u>181</u>	<u>728</u>	<u>1,044</u>

**Table 10**  
**Completed New Residences**

	2003-04FY	2004-05FY
<b>FINAL BUILDING PERMITS</b>		
Single-Family	991	1,008
Multi-Family	64	36
Total new units	1055	1,044
<b><u>Including:</u></b>		
<u>Very Low/Low Income units</u>	<u>163</u>	<u>86</u>
<u>Moderate Income units</u>	<u>135</u>	<u>181</u>
Residential Additions/Alterations	752	582

# GENERAL PLAN PROGRESS

SAN LUIS OBISPO COUNTY GENERAL PLAN



## ANNUAL REPORT FOR FISCAL YEAR 2004-05

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING & BUILDING

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**GENERAL PLAN PROGRESS**  
2004-05FY ANNUAL REPORT ON IMPLEMENTING THE GENERAL  
PLAN

DEPARTMENT OF PLANNING AND BUILDING  
COUNTY OF SAN LUIS OBISPO

VICTOR HOLANDA, AICP, DIRECTOR

OUR MISSION:  
PROMOTING THE WISE USE OF LAND  
HELPING TO BUILD GREAT COMMUNITIES

APRIL, 2006

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## *Introduction*

***This annual report for Fiscal Year 2004-05*** reviews the activities that took place to implement the County General Plan, which is sometimes referred to as the “blueprint” for growth and development. The fiscal year extends from July 1, 2004 to June 30, 2005. The scope of the report includes,

1. Major agency-initiated planning activities that were begun, worked on or completed,
2. Changes to the plan and ordinances to implement plan policies,
3. Private and public development and division of land, and
4. Residential development in relation to Housing Element goals.

The State of California requires that an annual report be done to provide this information to the public and the Governor's Office of Planning and Research, to measure progress in implementing the general plan.

### ***The Planning and Building Department has several roles:***

- *Planning* the county's land uses by writing policies and mapping the general plan;
- *Regulating* the development and operation of land uses; and
- *Implementing* the general plan with special studies and projects.

In all of these roles, its major responsibility is to serve the public with cost-effective and courteous actions, and to represent the public's interest by creating fair and equitable policies and recommendations. These ethical commitments are the foundation of the recommendations and decisions of the Planning and Building Department.

- ***Other county departments*** have varying roles implementing the General Plan, such as the Public Works Department, Parks and Recreation Division, General Services Department.
- ***Several non-county agencies*** such as school districts and local services districts provide essential services, regulations and resource protection that are coordinated with the county's plan for growth.
- The ***public***, as the “end-user” of the general plan, has the most important role in determining the purpose, meaning and effect of the General Plan, through its participation in drafting, reviewing and acting on plans, ordinances; and permits, as well as its role choosing representatives that express the community's needs and desires.
- As the five elected representatives of the entire county, members of the ***Board of Supervisors*** have the major role of governing implementation of the General Plan, through their appointments to the Planning Commission and other bodies, decisions on applications and proposed plan amendments, and direction that is given to set priorities and funding.



## *The County General Plan*

**New land uses, development and land divisions** all occur within the framework of policies in the County General Plan and implementing ordinances. The General Plan is the vision of how the County as a community wants to develop and grow. It also is the vision for protecting special places such as the landmark Morros, essential uses such as agriculture, and resources such as air, water, and plant and animal habitats. Currently the County General Plan includes the elements shown in Table 1, which includes brief information about their status and whether they are required or optional

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

**Table 1.  
General Plan Elements**

<b>Element</b>	<b>Required or Optional</b>	<b>Date of Adoption or Last Major Revision</b>	<b>Comment</b>
<b>Land Use Framework for Planning</b>	Required	1993	Framework for Planning is the core document; 5 of 13 area plans have been updated since 1980 as shown below:
Huasna-Lopez		1986	
South County		1994	
San Luis Obispo		1994	
Salinas River		1996	
El Pomar – Estrella		2003	
<b>Local Coastal Plan - Coastal Plan Policies</b>	Required	2004	Land Use Element for the Coastal Zone; implements the Coast Act
<b>Circulation</b>	Required	1986	Integrated with Land Use Element - Updated in the above area plans
<b>Housing</b>	Required	2004	Certified by the State in 2004
<b>Open Space*</b>	Required	1998	Updated as the Agriculture & Open Space Element
<b>Conservation</b>	Required	1974	Includes Historic and Esthetic Elements
<b>Noise</b>	Required	1992	
<b>Safety</b>	Required	1999	
<b>Energy*</b>	Optional	1995	
<b>Offshore Energy*</b>	Optional	1992	
<b>Economic</b>	Optional	1999	
<b>Recreation</b>	Optional	1968	Currently in revision
Note: * = Received outstanding plan award from American Planning Association			

The policies of the General Plan are the basis of most land use decisions for when, where and how development will occur. Various ordinances translate and implement the General Plan into specific requirements and limitations that affect property division and development. The general plan includes several documents, or “*elements*,” that are required to be related and consistent with each other.

## ***Major New Planning Activities***

### **Implementing Smart Growth**

On June 7, 2005, the Board of Supervisors endorsed Smart Growth Principles for implementation in the county unincorporated areas. These principles are a new way of thinking about planning communities that integrates growth with protection of the environment, a sustained economy and social equity among all groups of people. Compact development within communities is the primary way to enable better livability, affordability, transportation, recreation, social equity and environment. Table 2 contains the principles:

**Table 2.  
Smart Growth Principles**

1. Strengthen regional cooperation.
2. Preserve open space, farmland, natural beauty and environmental areas.
3. Strengthen and direct development towards existing communities.
4. Foster distinctive, attractive communities with a strong sense of place.
5. Provide a variety of transportation choices.
6. Create a range of housing opportunities and choices.
7. Encourage mixed land uses.
8. Create walkable neighborhoods and towns.
9. Take advantage of compact building design.
10. Make development decisions predictable, fair and cost effective.
11. Encourage community and stakeholder collaboration.

In considering the Smart Growth principles, the Board of Supervisors acknowledged that similar principles were recently adopted by most local cities and the San Luis Obispo Council of Governments (SLOCOG). The United States Environmental Protection Agency (EPA) has also promoted them for several years (see the Smart Growth Network website at <http://www.smartgrowth.org/>). The Board of Supervisors adopted the principles with the intent to engage in implementing actions, programs and projects to succeed in achieving the principles. The following activities were begun or are planned to begin this year:

### **Integrating Smart Growth into Land Use and Circulation Planning**

Revisions to *Framework for Planning* will change the goals for land use planning and focus policies for urban infill development and expansion, growth management and transportation, including measures that implement the principles.

### **Integrating Smart Growth into the Development Process**

Planning staff held an internal workshop series in July, 2005 to focus on Smart Growth solutions to the crisis in affordable housing while minimizing impacts to environmental resources. Some of the outcomes were to achieve the following:

1. Prepare an incentive system to offer expedited processing as part of the development review process for projects that include Smart Growth design features.
2. Prepare a Smart Growth Checklist for use by applicants, planners, the public and the Planning Commission, to review subdivisions and use permits on the basis of quality in proposing Smart Growth concepts.
3. Examine existing ordinances to consider modifying them to encourage or require Smart Growth features in new subdivisions and development.
4. Prepare a resources inventory to identify constraints to development and suitable development areas that can be used to consider Smart Growth housing and community development strategies.

### **Creating a Regional Focus in the Land Use Element**

Attending to the first Smart Growth principle, to strengthen regional cooperation, attention is being given to regional values that are common to the cities and the County, with the goal of closer cooperation and coordinated action. Most of the economic, social and land use sectors function at the regional level, and solutions to current and projected problems, such as transportation, housing and the environment, must be sought at the regional or countywide scale to solve them. New policies will be needed that involve a major re-thinking of the Land Use Element, with the following concepts at this time:

1. A *Countywide Plan* will be proposed next year to be a new part of the Land Use Element, which will identify and address regional values. It will provide both a broad vision and strategies to seek solutions to growth issues.
2. The *Countywide Plan* will also be the rural area plan for the County, to unify rural values and policies into one document (currently fragmented into the 13 area plans).
3. The plan will address the interface between rural and urban areas and how development should occur at the urban edge, and how urban expansion should be considered.
4. Sub-regions of the county will provide discussion about more local issues such as watersheds, economics, resources and services.
5. The Land Use Element *area plans* will be replaced with community plans for the urban and village areas, most of which have already been updated.

### **Regional Collaboration**

The Planning and Building Department completed a series of workshops with several regional agencies in a cooperative effort called **Community 2050** to engage the public and decision makers about long-term growth issues. The workshop series was co-sponsored by the San Luis Obispo Council of Governments, Air Pollution Control District and the Local Agency Formation Commission, as well as the Planning and Building Department to highlight the growth effects on rural and community character, travel patterns and highway and street capacities, the local economy, and fiscal financing of infrastructure. Interactive polling, at a Summit workshop showed strong agreement that regional issues call for definite policies and collaboration among local government, regional, state and Federal agencies. The following action items also had over 75% agreement for further effort:

1. Do a more in-depth analysis of this and past efforts, and convene a special meeting of all county decision makers.
2. Integrate lessons learned into general plans and zoning ordinances to have local development happen as envisioned in the workshops (like smart growth).
3. Take the workshop process down to the local level, review results and integrate them into the process.
4. Keep the community engaged with more information and education.
5. Continue education and publicize workshops, to get everyone to agree on goals for future development, to develop a set of principles of agreement and measure future development on these principles.
6. Identify areas for growth and re-address land use and densities tied to these centers.

**Community 2050** efforts continued during this fiscal year to refine information and technical support and to reach out to decision makers and stakeholders.

1. Four sub-regional Elected Official Steering Committees were formed and consulted for advice on further steps.
2. Four sub-regional workshops were held in the Fall, 2005, focused on more information to decision makers and interested public (in response to no. 1, 3 and 4 above). These sub-regional sessions are intended to provide local forums yet keep a regional scope of discussion, and to focus on the partnership opportunities that may exist within more local housing markets, job centers and environmental constraints.
3. Fall, 2006 workshops are planned on *Defining Direction and Solutions* to emphasize different scenarios for growth and their related impacts and results.
4. SLOCOG applied for and received approval to fund this continuing effort from the *California Regional Blueprint Planning Program*, targeting comprehensive scenario planning that addresses land use and transportation relationships. More information about this grant can be obtained at the SLOCOG website, <http://www.slocog.org/>, and to learn more about upcoming events.

Regional issues are partly related to the large extent of rural area in the County unincorporated area, which provides land for suburban and rural (exurban) residential development. In fiscal year 2004-05, fifty-five percent of County-approved residential development was in rural areas, as shown in Table 3:

**Table 3.**  
**Rural and Urban Residential Development by Sub-regions**

Community 2050 Sub-regions	Rural	Urban
North County	59%	41%
Central	93%	7%
North Coast	18%	82%
South County	52%	48%
<b>TOTAL</b>	<b>55%</b>	<b>45%</b>

Note:

**North County** = Adelaida, Nacimiento, Salinas River, El Pomar, Shandon-Carrizo, Las Pilitas and Los Padres planning areas

**Central** = San Luis Obispo planning area

**North Coast** = North Coast and Estero planning areas

**South County** = San Luis Bay and South County planning areas

## Amending the General Plan

Changes or amendments to the General Plan occur through applications by the public or by the County, upon authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current; updates are recommended to occur every five years. Amendments and major updates to individual plans are primary ways that this occurs. During Fiscal Year 2004-2005, the county *approved* a number of amendments as listed in Table 4. The county also completed a major revision to its Housing Element, which was certified by the California Housing and Community Development Department.

**Table 4.**  
**General Plan Amendments Completed in FY 2004-05**

Type of Amendment	Planning Area	Change	Initiated by
Housing Element Update	Countywide	Update the Housing Element of the general plan	County
Land Use Category Map	Nacimiento – Nacimiento Lake	Change from Open Space to Rural Lands and Rural Lands to Open Space	Borges / Monterey County
Land Use Category Map	San Luis Obispo – by Calif. Mens' Colony	Change from Public Facilities to Agriculture	County
Land Use Element & Local Coastal Plan Amendment	San Luis Bay - Coastal Zone	Add Port Master Plan to Area Plan	Port San Luis Harbor District (pending Coastal Commission)
Land Use Category Map	San Luis Bay - Coastal Zone – Avila Road	Change from Agriculture to Recreation	DeVincenzo (pending Coastal Commission)
Specific Plan Amendment	South County - Woodlands Village Area	Amend phase 1 of the Woodlands Specific Plan	Woodlands Ventures LLC
Land Use Category Map	South County – Nipomo Mesa	Change from Agriculture to Residential Rural	Anderson
Land Use Category Map	South County – Nipomo Mesa	Change from Agriculture to Residential Rural	Sejera

## *Implementing the General Plan*

Implementation of the General Plan includes a variety of regulating policies in ordinances, programs to develop needed public facilities, add services and commit public resources to building and maintaining streets, facilities and buildings.

### *Ordinance Amendments*

Ordinances implement the General Plan by regulating land use and development, such as the *Land Use Ordinance* (which is adopted as the zoning ordinance), or by managing the rate of growth as in the *Growth Management Ordinance*. Decisions to approve or deny permits or land divisions are based on these and other ordinances. The following amendments in Table 5 were adopted in fiscal year 2004-05:

**Table 5.**  
**Ordinance Amendments Completed in FY 2004-05**

Type of Amendment	Planning Area	Change	Initiated by
Growth Management Ordinance	Countywide	Los Osos/Cambria/Nipomo Mesa growth rates	County
Land Use Ordinance	Inland-wide	Amend Transfer of Development Credit Program	County
Land Use Ordinance	Inland and Coastal Zone (Coastal portion requires Coastal Commission approval)	Implement policies of the Ag and Open Space Element relative to parcel size and clusters	County
Land Use Ordinance	Shandon – Carrizo – West side of Hwy 46 between Shandon and Cholame	Broaden allowed uses on a Commercial Service site	Paso Pacific LLC
Land Use Ordinance	Salinas River	Allow secondary dwellings in the Almira Park area	County
Land Use Ordinance	South County – Summit Station area	Allow land divisions and secondary dwellings	County

### *Implementing Programs*

The General Plan contains over 300 programs that are activities to implement planning goals. Each area plan of the Land Use Element contains programs for implementing the plans, fulfilling needs for services, transportation, resources and land use. Other Elements also contain programs. During the last three years, programs were completed to create design plans for Cambria, Santa Margarita and San Miguel.

## ***Land Use Element***

The Land Use Element is the plan for the distribution of land uses, how dense they will be on the ground in terms of people, dwelling units or commercial space per acre, and what types of uses are appropriate in different land use categories. The Land Use Element consists of three major parts:

- **Framework for Planning** is the policy and administrative document for the Land Use Element. It defines 16 land use categories to be used in mapping the locations of major types of land uses.
- **Area Plans** focus on land use issues within thirteen sub-areas of the county and contain programs to respond to issues and implement the plan.
- **Land Use Category Maps** are contained in each of the area plans and together form Part III of the Land Use Element. They show the plan for land use of rural and community areas as well as map important *combining designations* and *public facility symbols* such as generalized park and school sites. They are adopted as the zoning map, which ensures that the required consistency between the General Plan and zoning is maintained.

## **Local Coastal Plan**

The Local Coastal Plan (LCP) is the portion of the Land Use Element that addresses the Coastal Zone in the unincorporated areas, including the communities of San Simeon, Cambria, Cayucos, Los Osos, Avila Beach, and Oceano. It also addresses the areas adjacent to the cities of Morro Bay, Pismo Beach and Grover Beach along the coast. The Local Coastal Plan includes Coastal Framework for Planning; North Coast, Estero, San Luis Bay and South County area plans for the Coastal Zone; Coastal Plan Policies; and the Coastal Zone Land Use Ordinance. These documents relate together to implement policies of the California Coastal Act and the Coastal Commission. The following amendments in Table 6 were in process or adopted during fiscal year 2004-05:

**Table 6.**  
**Local Coastal Plan Amendments Completed in FY 2004-05**

<b>Document</b>	<b>Plan or Project</b>	<b>Initiated by</b>
Land Use	Update of the Estero Area Plan including the community plans for Cayucos and Los Osos	County (requires CCC approval)
Land Use	San Luis Bay Area Plan – for hotel and other visitor serving uses	DeVincenzo
Coastal Zone Land Use Ordinance	Amendments that partially implement recommendations resulting from the Periodic Review of the Local Coastal Plan, in connection with the Estero Area Plan update.	County (requires CCC approval)
Coastal Zone Land Use Ordinance	Amendments to implement policies in the Agriculture and Open Space Element within the Coastal Zone	County (requires CCC approval)
Port San Luis Master Plan	Amendments to update the port's master plan	Port San Luis Harbor District (requires CCC approval)

### **Estero Area Plan update**

A major update of the Estero Area Plan, which addresses the coastal area around Estero Bay, around the City of Morro Bay and within Cayucos and Los Osos, was completed and adopted by the Board of Supervisors after several years of community participation in shaping the plan.

### **Periodic Review of the LCP**

Through a cooperative program between the California Coastal Commission and the County, the Local Coastal Plan has been reviewed to apply updated policies, standards and procedures to implement the Coastal Act more fully. For the Estero planning area, as noted in Table 8, revisions to the Coastal Zone Land Use Ordinance were made regarding water quality and drainage; roads and bridges; archaeological resources; visual resources; energy conservation; a community-based Transfer of Development Credit (TDC) program for Los Osos; and procedures regarding appeals within unmapped environmentally sensitive habitats.

### **Coastal Resource Grants**

With time extensions provided by the State, our Coastal Grant Programs continued to provide funding to local conservancies and County projects, such as the Coastal Access Master Plan, El Moro Linear Park, Coastal Trail, and Plan Updates. In the last 5 years, almost \$5,000,000 was granted from the Resource Agency and California Coastal Commission in these multi-year grant programs. To date, about \$4,500,000 has been spent on approved projects. Almost \$1,000,000 went to the County to offset costs for development of plans such as the Oceano Specific Plan and the Update of the Cambria San Simeon Plan. Significant additional grant funds went to the County Parks Department to fund coastal access projects that would not otherwise be feasible. These funds were made available by federal and state legislation that allows excess royalties from federal leases on the outer continental shelf to be granted, on a competitive basis, to coastal counties and cities impacted by offshore oil and gas development.

## ***Housing Element***

The primary purpose of the Housing Element is to facilitate the provision of needed housing. The Housing Element was updated by the County and then certified by the California Housing and Community Development Department (HCD) in 2004. Needed housing is that which is affordable to all income groups within limits classified by State and County regulations. The amount of affordable housing has become a major public issue, with the median price of housing escalating dramatically in the county as well as in the state. The Housing Element provides information concerning the amount of land and dwelling units needed to provide a full range of housing, consistent with the HCD determination of the county's regional share of housing need in the Regional Housing Needs Plan (RHNP). The following table indicates the number of housing units that were built between 2001 and 2003 that can be counted towards achieving the goals of the RHNP.



**Table 7.**  
**Housing Goals and Production in San Luis Obispo County FY2001-05**

	<b>Very Low and Lower Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
2001-08 Unincorporated County Share per Regional Housing Needs Plan	1,807	929	4,284	7,020
2001-05 Unincorporated County Goals per Housing Element	924	462	2,168	3,554
2001 to 2005 Completed units	522	441	3,539	4,502

### ***Parks and Recreation Element***

The Parks and Recreation Element addresses the need for park land and recreation opportunities for county residents and visitors. Development of additional park land is a challenge partly in finding suitable sites that can be obtained and then maintained within budgetary limitations. Since 2000 the County has accepted parkland to implement this General Plan element, as shown in Table 8.

**Table 8.**  
**Park and Natural Areas Accepted by the County since 2000**

<b>Name</b>	<b>Location</b>	<b>Acres</b>	<b>Date</b>	<b>Type</b>
Duveneck Park	Templeton Area	80	2004	Future regional park
BLM property	North of Santa Margarita Lake	1,280	2004	Natural area
SML Campground	Near Santa Margarita Lake Regional Park	7	2003	Campground
Nipomo School Property	Near Dana Elementary School, Nipomo	10	2000	Part of Nipomo Community Park
Avila Park	Front Street, Avila Beach	1.5	2000	Community park
Mesa Meadows	Mesa & Osage Streets, Nipomo	20	2000	Natural area

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## Capacity of the General Plan

### Population growth 2000 - 2005

The population of the unincorporated area of San Luis Obispo County, which is land outside cities, grew by 7,405 people between June, 2000 and June, 2005, according to the California Department of Finance. This population was an increase of 8 percent more than the 2000 population. For comparison, growth in the incorporated cities was 5 percent, or 3 percent less than unincorporated growth. These trends reflect the growth management policies of the cities and County and are expected to continue unless modified through policy decisions. Within the unincorporated area this growth occurred within the rural areas and 10 communities which are designated as urban areas, as shown in Table 9 and with population projections in Appendix A.

**Table 9.**  
**Unincorporated Area**  
**Population Growth Between 2000 and 2005**  
**and Estimated Build-out of the General Plan**

Area or Community	2000	2005	Population at Build-out of General Plan <sup>1</sup>	Projected Build-out of General Plan <sup>2</sup>
Rural Areas <sup>3</sup>	37,096	41,165	122,152	2030+
Avila Beach / Avila Valley	822	1,184	1,721	2030
Cambria	6210	6495	13,790	2020+
Cayucos	2929	3067	4,231	2030+
Los Osos	14,343	14,160	21,516	2030+
Nipomo	12,587	14,536	25,700	2030
Oceano	7,251	6,446	15,220	2030+
San Miguel	1,427	1,715	3,190	2025
Santa Margarita	1,224	1,325	1,426	2015
Shandon	984	1,027	2,245	2030
Templeton	5,972	7,225	10,102	2025
<b>TOTAL</b>	<b>92,845</b>	<b>100,350</b>	<b>233,239</b>	

**Notes:**

1. "Build-out" of the General Plan is an estimate based on typical zoning allowances for residential development and people per household. Population growth beyond build-out would require amendments to the General Plan. Based on figures in Table B, Appendix B of Inland Framework for Planning.
2. Build-out is projected to occur within the five years before the listed date, based on the population projections of June, 2005 in Appendix A.
3. Group quarters are not included in Rural Areas population in this table.

### **Capacity for Growth.**

The General Plan has a capacity for growth that is based on potential development in the land use category maps of the Land Use Element. Other limiting maps designate features such as flood plains or habitats where constraints may reduce potential development. Ordinances, policies such as in the California Environmental Quality Act, and permit and subdivision decisions may also impose limitations on the maximum potential allowance in the land use category maps. Although some reduction in the maximum allowance is accounted for in its estimate, “build-out” is a depiction of relatively unconstrained development given typical numbers of dwellings per acre within each land use category and the number of people per household.

As Table 7 indicates, recent population growth has been within the capacity for growth in the General Plan. Projected growth is likely to approach the capacity of community plans in the next 20 years within Santa Margarita (2015), Cambria (2020), San Miguel (2025), and Templeton (2025). However, where constraints and ordinance limitations may affect property development greatly, the capacity for growth will be lowered accordingly. A precise capacity analysis of the General Plan would involve a very detailed and rigorous application of zoning standards to individual properties, for which funding resources are not anticipated. Land use planning models can be developed to provide refined estimates as funding and technology becomes available.

### ***Development Services***

When any use of land or a subdivision of land is desired, the first step is to consider whether a permit is necessary for the project. The major part of activity in the Planning and Building Department is engaged in assisting applicants with information, understanding an application process and then performing the steps of reviewing an application to a final decision. Development services include this assistance in a variety of applications and processing of development permits governed by the General Plan, such as (but not limited to):

- Building permits
- Grading permits
- Land use permits
- Subdivisions
- Lot line adjustments
- Certificates of Compliance
- Agricultural preserve contracts

The Department of Planning and Building has a very active Permit Center. The Permit Center is where applications for construction permits and land development permits are submitted to the department for review. It is also where the general public comes for information about what they can do with their property. The start of almost all applications involves the Permit Center, although limited types of applications may be submitted on the Internet through the department website, [www.sloplanning.org](http://www.sloplanning.org). The Permit Center had the following contacts over the past Fiscal Year:

- Appointments .....262
- Walk-In Clients ..... 13,971
- Letters, Emails, Etc ..... 1,007
- Pre-Application Meetings .....236
- Public Information Phone Calls Returned.....4,815

### **Residential Development 2004 - 2005**

Residential development has proceeded within the allowances of the Growth Management System and the land use and building permit processes, which implement the General Plan by ordinances and procedures. In fiscal year (FY) 2005, single-family residential building permits were completed at a slightly higher rate than in FY2004, but significantly fewer multi-family permits were finished, as shown in Table 10.

**Table 10.**  
**Completed New Residences**

FINAL BUILDING PERMITS	2003-04FY	2004-05FY
Single-Family	991	1,008
Multi-Family	64	36
Total new units	1055	1,044
Residential Additions/Alterations	752	582

### **Non-Residential Development 2004 – 2005**

Non-residential development in the form of commercial (and industrial) and public building permits, as well as grading or miscellaneous projects, decreased significantly in FY2005, as shown in Table 11. However, the value of commercial and public projects was much greater, with approximately \$39 Million in FY2005 compared to \$23 Million in FY2004.

**Table 11.**  
**Completed Non-residential Development**

FINAL BUILDING PERMITS	2003-04FY	2004-05FY
Commercial/Public	131	71
Commercial Additions/Alterations	103	78
Grading	168	151
Miscellaneous	1,367	1,180

### **Other Types of Applications**

During FY2004-05, the department acted on 817 other types of applications than construction permits, as listed in Table 12 by the type of decision maker and permit or action.

- The Board of Supervisors considered more than twice the actions of 2002-03, due to a doubling in the number of appeals, although agricultural preserve applications declined significantly.
- The Planning Commission heard fewer Conditional Use Permit hearings, but it considered more tract subdivisions and general plan amendments than previous years.
- The Subdivision Review Board heard approximately similar numbers of applications.
- Administrative hearings under the authority of the Planning Director significantly declined in all categories, notably fewer Minor Use Permits (MUPs) for single-family residences and residential additions occurred. The historically small number of MUPs for multi-family projects continued.

**Table 12.  
Development Applications Other Than Construction Permits**

<u>Decision Body and Type of Actions</u>	<u>Fiscal Year</u>		
	2002-03	2003-04	2004-05
<b>Board of Supervisors - Total</b>	<b>73</b>	<b>135</b>	<b>156</b>
General Plan/Ordinance Amendments	30	28	36
Agricultural Preserves	22	10	9
Appeals	21	31	40
Consent Items		66	71
<b>Planning Commission Total</b>	<b>158</b>	<b>148</b>	<b>152</b>
Conditional Use Permit	55	44	37
Minor Use Permits	10	8	8
Tract Maps	23	22	36
General Plan Amendments	10	24	15
Variances	11	5	3
Appeals	0	2	3
Consent Items (time ext, GP conformity reports)	49	43	50
<b>Subdivision Review Board - Total</b>	<b>104</b>	<b>125</b>	<b>112</b>

<b>Decision Body and Type of Actions</b>	<b>Fiscal Year</b>		
	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>
Parcel Maps	49	55	56
Lot Line Adjustments – Coastal	8	16	17
Conditional Certificates	8	19	10
Consent Items (time ext, public lots)	39	35	29
<b>Planning Director Hearings – Total</b>	<b>319</b>	<b>270</b>	<b>216</b>
Minor Use Permits			
Residential Single Family	91	50	38
Residential Additions	53	36	33
Residential Multi Family	4	5	4
Commercial/Industrial/Office	27	24	18
Miscellaneous	81	84	77
Road names	21	33	11
Lot Line Adjustments – Inland	42	38	35
<b>Other Actions - Total</b>	<b>364</b>	<b>329</b>	<b>181</b>
Certificates of Compliance	253	51	65
Voluntary Mergers	107	276	114
Site Plan Reviews	4	2	2
<b>Total All Actions</b>	<b>1,018</b>	<b>1,007</b>	<b>817</b>

## Appendix A

San Luis Obispo County Population Projections, June, 2005							
PLANNING AREA or Community	Population in Households (Group Quarters not included)						
	2000	2005	2010	2015	2020	2025	2030
<b>ADELAIDA</b>	3030	3200	3638	4136	4703	5347	6079
<b>EL POMAR / ESTRELLA</b>	7099	8152	9450	10956	12701	14723	17068
<b>ESTERO</b>	28603	28730	30721	33288	35276	37394	39653
Morro Bay	10152	10313	10759	11224	11709	12215	12743
Cayucos	2929	3067	3176	3289	3405	3526	3651
Los Osos	14343	14160	15566	17525	18879	20338	21910
Estero (Rural)	1179	1190	1220	1251	1282	1315	1348
<b>HUASNA-LOPEZ</b>	798	898	1041	1207	1399	1622	1880
<b>LAS PILITAS</b>	1313	1384	1440	1499	1560	1623	1689
<b>LOS PADRES</b>	309	318	341	365	392	420	450
<b>NACIMIENTO</b>	2778	3147	3357	3563	3782	4015	4261
<b>NORTH COAST</b>	7053	7344	7487	7851	8233	8634	9055
Cambria	6210	6495	6613	6950	7304	7677	8069
North Coast (Rural)	843	849	875	901	929	957	986
<b>SALINAS RIVER</b>	61306	68702	74821	80789	86699	92872	99305
Atascadero	24884	25944	27267	28658	30120	31657	33271
Paso Robles	23223	27577	30807	33681	36284	39088	42109
San Miguel	1427	1715	2295	2901	3530	4295	5225
Santa Margarita	1224	1325	1384	1469	1583	1705	1837
Templeton	5972	7225	7977	8807	9724	10475	11010
Salinas River (Rural)	4576	4916	5090	5271	5458	5652	5853
<b>SAN LUIS BAY</b>	48757	50506	53369	55971	58597	61360	64267
Arroyo Grande	15550	16327	17160	18035	18955	19922	20938
Avila Beach / Avila Valley	822	1184	1327	1450	1555	1667	1787
Grover Beach	12924	13102	13797	14216	14648	15093	15551
Oceano	7251	7446	7826	8144	8391	8646	8908
Pismo Beach	8523	8617	9133	9680	10260	10874	11525
San Luis Bay (Rural)	3687	3830	4126	4445	4788	5158	5557
<b>SAN LUIS OBISPO</b>	45613	46285	48741	51330	54059	56936	59969
San Luis Obispo (City)	42188	42657	44833	47120	49523	52050	54705
San Luis Obispo (Rural)	3425	3628	3908	4210	4536	4886	5264
<b>SHANDON-CARRIZO</b>	2425	2513	2781	3105	3579	4170	4911
Shandon	984	1027	1242	1511	1929	2462	3142
Shandon-Carrizo (Rural)	1441	1486	1539	1593	1650	1708	1769
<b>SOUTH COUNTY</b>	21205	23708	26376	29357	32690	36418	40589
Nipomo	12587	14536	16446	18607	21052	23819	26949
South County (Rural)	8618	9172	9930	10750	11638	12599	13640
<b>COUNTY TOTAL (Households Only)</b>	230289	244887	263564	283417	303670	325535	349176

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Incorporated Cities	137444	144537	153756	162615	171500	180899	190843
Unincorporated Area	92845	100350	109807	120802	132170	144636	158333
<b>GROUP QUARTERS (2)</b>							
Incorporated Cities	4816	4462	4462	4462	4462	4462	4462
Unincorporated Area	10755	11378	11378	11378	11378	11378	11378
<b>COUNTY TOTAL</b>	245860	260727	279404	299257	319510	341375	365016

Note: Shading indicates population growth that would require an amendment to the general plan